

WHEN RECORDED MAIL TO:  
FIRST AMERICAN MORTGAGE SOLUTIONS  
1795 INTERNATIONAL WAY  
IDAHO FALLS, ID 83402  
PH. 208-528-9895

**SUBSTITUTION OF TRUSTEE**

**WASHINGTON**  
COUNTY OF SKAGIT

*RECORD 1ST*

PARCEL NO. P71394

LEGAL DESCRIPTION: LOT 17 AND 18, BLOCK 17, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASH."

WHEREAS, the Undersigned, **BANK OF AMERICA, N.A.**, located at 100 NORTH TRYON STREET, CHARLOTTE, NC 28255, the Beneficiary of that certain Deed of Trust dated AUGUST 26, 2010, executed by VICTORIA L. ROYAL, WHO ACQUIRED TITLE AS A SINGLE WOMAN, AS HER SEPARATE ESTATE, Trustor, to GUARDIAN NORTHWEST TITLE & ESCROW, Original Trustee, for the benefit of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS DESIGNATED NOMINEE FOR PINNACLE CAPITAL MORTGAGE CORPORATION, BENEFICIARY OF THE SECURITY INSTRUMENT, ITS SUCCESSORS AND ASSIGNS, Original Beneficiary, and recorded on SEPTEMBER 07, 2010 as Auditors File No. 201009070235 in the Records of the County Auditor's Office for SKAGIT County, State of WASHINGTON.

WHEREAS, the Undersigned desires to appoint a new Trustee in the place and stead the Current Trustee; NOW, THEREFORE, in view of the premises, the Undersigned hereby appoints **FIRST AMERICAN TITLE INSURANCE COMPANY**, located at 1 FIRST AMERICAN WAY, SANTA ANA, CA 92707, as successor Trustee under said Deed of Trust, to have all the powers as Trustee, effective forthwith.

IN WITNESS WHEREOF, the undersigned has caused this Instrument to be executed on JULY 06, 2021.

**BANK OF AMERICA, N.A., BY FIRST AMERICAN MORTGAGE SOLUTIONS, LLC, AS ATTORNEY-IN-FACT**

  
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MARIA PUNZO, VICE PRESIDENT

POD: 20210701  
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DOCUMENT 1 OF 2

MIN: 100728700000332704  
MERS PHONE: 1-888-679-6377

Attached to the Substitution of Trustee dated July 06, 2021

STATE OF ARIZONA COUNTY OF MARICOPA ) ss.

On JULY 06, 2021, before me, REBECCA FRITZ, Notary Public, personally appeared MARIA PUNZO, VICE PRESIDENT of FIRST AMERICAN MORTGAGE SOLUTIONS, LLC, AS ATTORNEY-IN-FACT FOR BANK OF AMERICA, N.A., whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be and whose name is subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the person, or entity, who they acted on the behalf of, executed the instrument.

  
REBECCA FRITZ (COMMISSION EXP. 05/12/2024)  
NOTARY PUBLIC

